



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00842
Date Received: 18 Nov. 2013
Commission/Civic: UARB/UAC
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply)

Variance Special Permit

Indicate what the proposal is and list applicable code sections.
Sorority house expansion (Kappa Kappa Gamma) at 55 E. 15th Ave.
Demolish associated residential annex on adjacent (rear) parcel and
construct two level parking structure to the rear. Applicant owns
three adjacent parcels between 15th + 14th Avenues.

LOCATION
1. Certified Address Number and Street Name 55 E. 15th Avenue
City Columbus State OH Zip 43201
Parcel Number (only one required) 010-007570 et al.

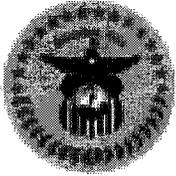
APPLICANT: (IF DIFFERENT FROM OWNER)
Name Beta Nu Building Association c/o Tanya Rutner
Address P.O. Box 1296 City/State Columbus, OH Zip 43216
Phone # (614) 271-8257 Fax # (614) 573-7297 Email KKG.BNBA.President@gmail.com

PROPERTY OWNER(S):
Name (same as above)
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent
Name Nicholas Cavalariis
Address 60 E. Spring Street, Unit 224 City/State Columbus, OH Zip 43215
Phone # (614) 419-2252 Fax # (614) 453-8281 Email: nick@cavalariislaw.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE _____ 11-18-13
PROPERTY OWNER SIGNATURE _____ 11-18-13
ATTORNEY / AGENT SIGNATURE Nicholas Cavalariis 11-18-13

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00000-00842
55 EAST 15th AVENUE

One Stop Shop Zoning Report Date: Fri Nov 29 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 55 E 15TH AVE COLUMBUS, OH

Mailing Address: PO BOX 1296
COLUMBUS OH 43216

Owner: BETA NU BUILDING ASSC THE

Parcel Number: 010007570

ZONING INFORMATION

Zoning: ORIG, Multi-family, AR4
effective 2/27/1928, Height District H-35

Historic District: N/A

Board of Zoning Adjustment (BZA): N/A

Historic Site: No

Commercial Overlay: N/A

Council Variance: N/A

Graphic Commission: N/A

Flood Zone: OUT

Area Commission: University Area Commission

Airport Overlay Environs: N/A

Planning Overlay: University/Impact

PENDING ZONING ACTION

Zoning: N/A

Council Variance: N/A

Board of Zoning Adjustment (BZA): N/A

Graphic Commission: N/A





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13310-00000-00842
55 EAST 15th AVENUE

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nicholas Cavalaris
of (1) MAILING ADDRESS 60 E. Spring Street, Unit 224, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 55 E. 15th Avenue,
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Beta N. Bldg Assoc
PO Box 1296
Columbus, OH 43216

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Nicholas Cavalaris
60 E. Spring Street # 224
Columbus, OH 43215

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) University Area Review Board
Dan Fedelman
109 N. Front St

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

Attached

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Nicholas Cavalaris
attorney at law.

Notary Seal Here


NICHOLAS CURTIS CAVALARIS, ATTORNEY AT LAW
PLEASE NOTE: For more information will refer to the regulations of this submittal.
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Section 147.03 B.F.



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STATEMENT OF HARDSHIP

13310-00000-00842
55 EAST 15th AVENUE

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
 1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The site is zoned AR-4 in the University Impact District. The applicant seeks to expand the sorority house from 20 dwelling units to 30 and construct a parking structure on the rear parcel it owns for security reasons and to ease congestion of traffic. Given the nearly twelve feet of fall from 15th Avenue to 14th Avenue, the Applicant has proposed a unique parking structure that will require slight excavation to keep a low profile and provide 80 parking spaces for the residents. Given the decline in topography and three parcel layout, special conditions apply to the site that does not generally apply to other parcels. The conditions have existed for decades and the variances (on separate page) will preserve and improve parking for the Applicant and neighboring property owners by easing traffic congestion.

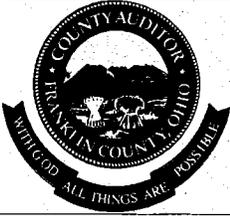
Signature of Applicant

Michael Paulin
Michael Paulin

Date

11-18-13
11-18-13

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CLARENCE E MI FRANKLIN COUNTY

13310-00000-00842
55 EAST 15th AVENUE

MAP ID: S

DATE: 11/15/13



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

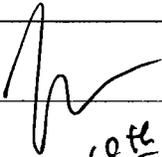
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. If provided.

APPLICATION # **13310-00000-00842**
55 EAST 15th AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tanya Rutner
of (COMPLETE ADDRESS) P.O. Box 1296 Columbus, OH 43216
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Beta Nu Building Assoc.</u>	<u>55 E. 15th Ave. Columbus, OH 43201</u>

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires: does not expire, attorney at law.

Notary Seal Here



NICHOLAS CURTIS CAVALARIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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